

## EPHRATA TOWNSHIP SUPERVISORS MEETING

September 2, 2025

The Ephrata Township Supervisors met this date at 7:00 p.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania.

Present were Supervisors:	Clark Stauffer
	Tony Haws
	Ty Zerbe
Manager:	Steve Sawyer
Bookkeeper:	Valerie Roark
Engineer:	Jim Caldwell
Solicitor:	Tony Schimaneck

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

### PUBLIC COMMENTS NON-AGENDA ITEMS

There was no one in attendance to provide public comment on an item that was not on the agenda.

A motion to close the public comment period was made by Ty Zerbe. The motion was seconded by Tony Haws and carried unanimously.

### APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the August 19, 2025 Supervisors' Minutes and to approve them as they have been presented. The motion was seconded by Ty Zerbe and carried unanimously.

### STAFF REPORTS

#### Manager Steve Sawyer

- **Financial Security Reduction – 515 North Reading Road, Lot 2 & 3.** The Township received a request for a financial security reduction for 515 North Reading Road, Lots 2 & 3. The Board was provided with a Rettew Associates letter dated August 28, 2025 recommending a financial security reduction of \$282,113.70 which will leave an outstanding balance of \$177,091.48.

A motion was made by Ty Zerbe authorizing a reduction in the financial security for 515 North Reading Road, Lots 2 & 3 to a new outstanding financial security amount of \$177,091.48. The motion was seconded by Tony Haws and carried unanimously.

- **Financial Security Reduction - Mennonite Central Committee.**

The Township received a letter from Carol Zook of the Mennonite Central Committee dated August 7, 2025 requesting the release of the financial security for the Material Resources Center addition project. The Board was provided with a Rettew Associates letter dated August 28, 2025 recommending conditional approval of the release of the financial security as requested, subject to the review and approval of the required as-built plan.

A motion was made by Tony Haws to approve the full release of the financial security for Mennonite Central Committee in the amount of \$43,172.15, subject to the approval of the as-built plans. The motion was seconded by Ty Zerbe and carried unanimously.

- **Memorandum of Understanding – Lancaster County Planning Commission.**

Manager Sawyer stated that in 2016, Lancaster County requested that all municipalities in the County approve a Memorandum of Understanding (MOU) which allowed for expedited County Planning Commission reviews for minor subdivisions and land developments. They have since added e-submission and eliminated LCPD reviews of Stormwater Management Plans. If the Township wants to continue expedited review of minor plans, we must adopt the new MOU.

A motion was made by Ty Zerbe to approve and adopt the new Memorandum of Understanding as stated. The motion was seconded by Tony Haws and carried unanimously.

- **Discussion – Zoning Ordinance Amendment – Data Center.** The Board of Supervisors was provided with news articles and a copy of an ordinance from Manor Township regarding Data Centers. Manager Sawyer stated that a Data Center is being proposed in Lancaster City, and it has created a lot of concern among the residents. The Township currently does not have any zoning regulations regarding Data Centers, and Staff feels that it is important to begin drafting a Zoning Ordinance Amendment to include audible screening, visual screening, setbacks, and environmental requirements in order to protect neighboring properties. Solicitor Schimaneck and Township Engineer, Jim Caldwell, reiterated the importance of this amendment as they are beginning to see this subject come up in many municipalities. Manager Sawyer stated that at the last meeting, the Board authorized Staff to prepare a Zoning Ordinance Amendment for small domestic animals and these two amendments could be processed together as one Zoning Ordinance amendment, saving the Township additional advertising fees.

A motion was made by Tony Haws to direct Staff to move forward with drafting a Zoning Ordinance Amendment concerning Data Centers. The motion was seconded by Ty Zerbe and carried unanimously.

**Solicitor – Tony Schimaneck**

Solicitor Schimaneck reported that he has been working on information regarding Data Centers.

**Township Engineer Jim Caldwell** reported that the following plans/projects are in the review process:

Jerry Balmer – Land Development Plan  
Mennonite Central Committee – Financial Reduction  
AB Martin Roofing – Land Development Plan  
Caring Acres Community – Land Development Plan  
Martin / Zimmerman – Lot Add-On Plan  
Garman – Lot Add-On Plan  
515 N. Reading Road – Financial Reduction  
Fry Estate Subdivision  
MS4 Report

**APPROVAL OF BILLS**

A motion was made by Ty Zerbe to accept the list of checks written and to pay any bills pending. The motion was seconded by Tony Haws and carried unanimously.

**CORRESPONDENCE**

Tony Haws stated that the Township received a thank you letter from the Lincoln Fire Company for the annual donation they received. He also reminded the Board of Supervisors and staff of the upcoming 2025 State of the Authority Public Officials Meeting hosted by LCSWMA on September 11, 2025.

A motion was made by Tony Haws to adjourn the meeting at 7:39 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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J. Tyler Zerbe

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Anthony Haws